
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 408 Grandin Road

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Camilla McCall

Details of Proposed Request

Existing Conditions

The former structure was a one-story single-family house constructed in 1925. Notable architectural features included a two-bay façade has entry with full-length sidelights and a tripartite window, a hipped roof that extends forward to rest on a three bungalow-style supports, a full-width engaged front porch, interior chimneys, and Craftsman-style 4/1 wood sash windows. The parcel is zoned R-5 and the lot dimension is 55' x 187.5'. Adjacent uses are 1, 1.5 and 2-story single-family and multi-family residential. On July 2, 2019 a rear yard tree split and fell on the house demolishing it. Demolition was approved without delay at the HDC meeting held on August 14, 2019 (HDCRDEMO-2019-00421).

Proposal

The proposal is new construction of a single-family structure, which will be sited in approximately the same location as the previous house. The front porch begins slightly forward of the original house's front. The proposed height of the new structure is +/- 24'-7". Proposed materials include Allura smooth finish siding and trim, and Anderson Fibrex single-hung windows.

A new accessory structure is also proposed. Height as measured from grade to ridge is 22'-11". Materials to match primary structure. Garage doors to face the alley.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Design Guidelines – Accessory Buildings, page 8.9

For Accessory Buildings:

1. Retain and repair historic outbuildings. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements, and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.
6. Garage doors shall either be authentically separate, single bay doors or designed to give the appearance of separate doors rather than one long continuous panel on traditionally designed accessory structures.

Staff Analysis

Staff has the following concerns with the proposal:

New Construction – Primary Structure:

1. Setbacks need to be included on the site plan.
2. Allura siding has never been reviewed by the Commission.
3. Windows:
 - a. Anderson Fibrex material requested.
 - b. 100 Series are single-hung.
 - c. Mullion trim needed on front elevation triple windows, and paired windows on left/right elevations.
4. Vinyl soffit ceiling noted for front porch on plan sheet.
5. Ply-Gem low-e vinyl windows noted on floor plan sheet.
6. Front railing material + dimensions.
7. Bessemer Gray brick is more grey and brown than a traditional brick color (similar to the brick at 700 Templeton.)

New Construction – Accessory Building:

1. Dormers co-planer with first story wall





Charlotte Historic District
Commission:

Case 2019 - 00674

Historic District: Wesley Heights

New Construction

408 Grandin Road



Existing Conditions



Home prior to tree falling and crushing my home

Home after tree fell and crushed my home

Current vacant lot after removal of tree and debris



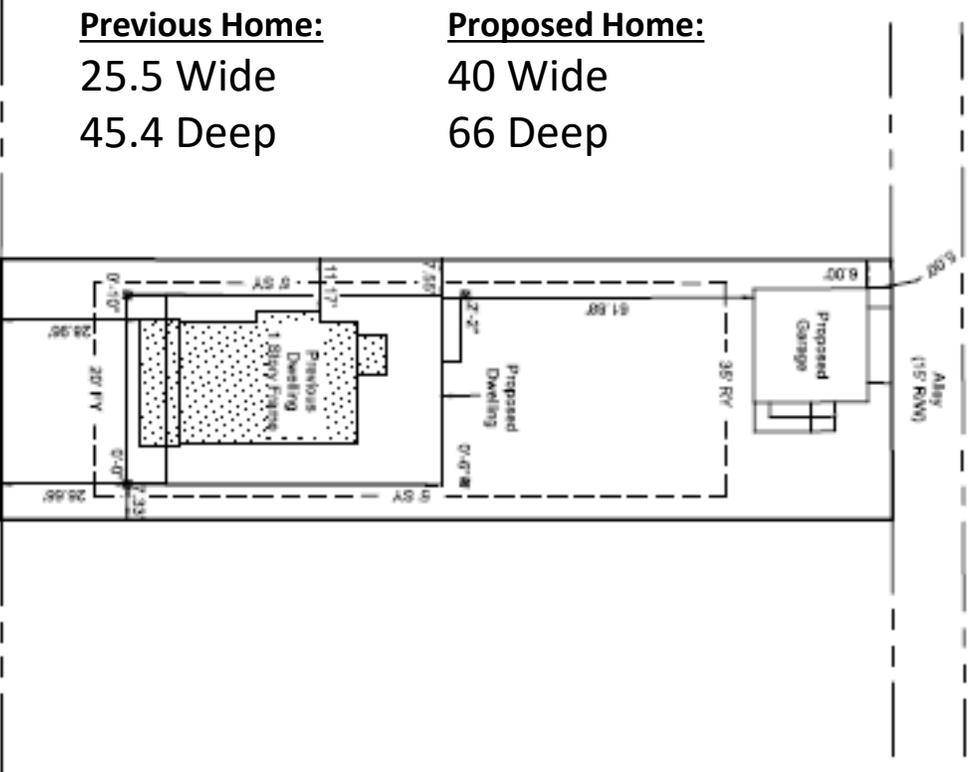
Context Photos



SETBACKS:

PROPERTY SUBJECT TO A 20' FRONT YARD (FY), 5' SIDE YARD (SY), & 35' REAR YARD (RY) PER CITY OF CHARLOTTE ZONING ORDINANCE.

THE ADU SHALL BE LOCATED IN THE REAR YARD AND NOT ANY CLOSER THAN 15' TO A REAR PROPERTY LINE OR ALONG ANY SIDE PROPERTY LINE WITHIN THE REQUIRED SIDE YARD DIMENSION. IF THE ADU IS LOCATED WITHIN A GARAGE STRUCTURE AND THE PARCEL ADJUTS AN ALLEY, THE STRUCTURE MAY BE LOCATED UP TO 5' FROM THE REAR PROPERTY LINE IF THE GARAGE IS ACCESSED FROM THE ALLEY PER SECTION 12.407 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.



Previous Home:
25.5 Wide
45.4 Deep

Proposed Home:
40 Wide
66 Deep

APPROXIMATE IMPERVIOUS AREA:

TOTAL PROPERTY AREA: 10,297.690 S.F., 0.236 ACRES
 APPROXIMATE PREVIOUS DWELLING AREA: 1,260,061 S.F., 0.029 ACRES
 APPROXIMATE DWELLING AREA: 2,320,000 S.F., 0.053 ACRES
 APPROXIMATE GARAGE AREA: 576,000 S.F., 0.013 ACRES
 APPROXIMATE PORCH/DECK AREA: 435,773 S.F., 0.010 ACRES
 APPROXIMATE DRIVE AREA: 95,546 S.F., 0.002 ACRES
 TOTAL IMPERVIOUS AREA: 3,427,424 S.F., 0.078 ACRES, 33.3%

LEGEND

FY	FRONT YARD SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
PG.	PAGE



JORDAN GRANT • SURVEYING • PLANNING

JORDAN GRANT & ASSOCIATES, PLLC
 P.O. BOX 151 • STATESVILLE, NC 28687

mail@jordan-grant.com (704) 928-7519

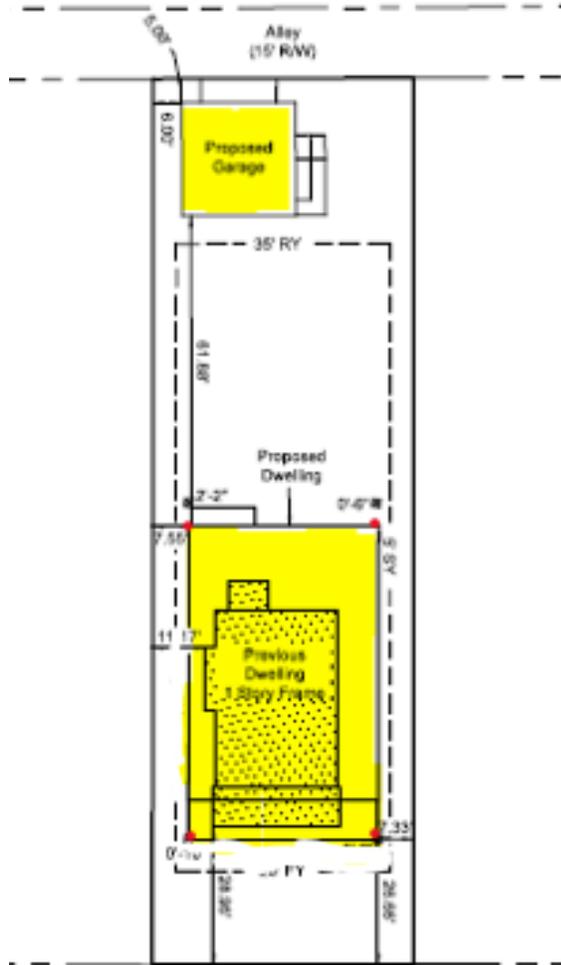
FORM # P-1227



OWNER:
McCall

DRAWN BY: JWE	CHECKED BY: MJG
SCALE: 1" = 30'	
DEED REF: 20148 - 967	PIN NO: 07102910
DATE OF MAP: 10-11-19	SURVEY DATE: 10-07-19
REVISION: 11-12-19	DRAWING FILE: 20199828
408 Grandin Rd, Charlotte, NC 28208	
Charlotte TWPSP - Mecklenburg County - North Carolina	

Site Plan - Existing and Proposed



Previous Home:

25.5 Wide
45.4 Deep



Previous Home

Proposed Home:

40 Wide
66 Deep



Proposed Home

Historic Cottage Style Inspiration.....



↑
243 W Park Ave,
Charlotte, NC
Wilmore



↑
1619 Euclid Ave
Charlotte, NC 28203
Dilworth

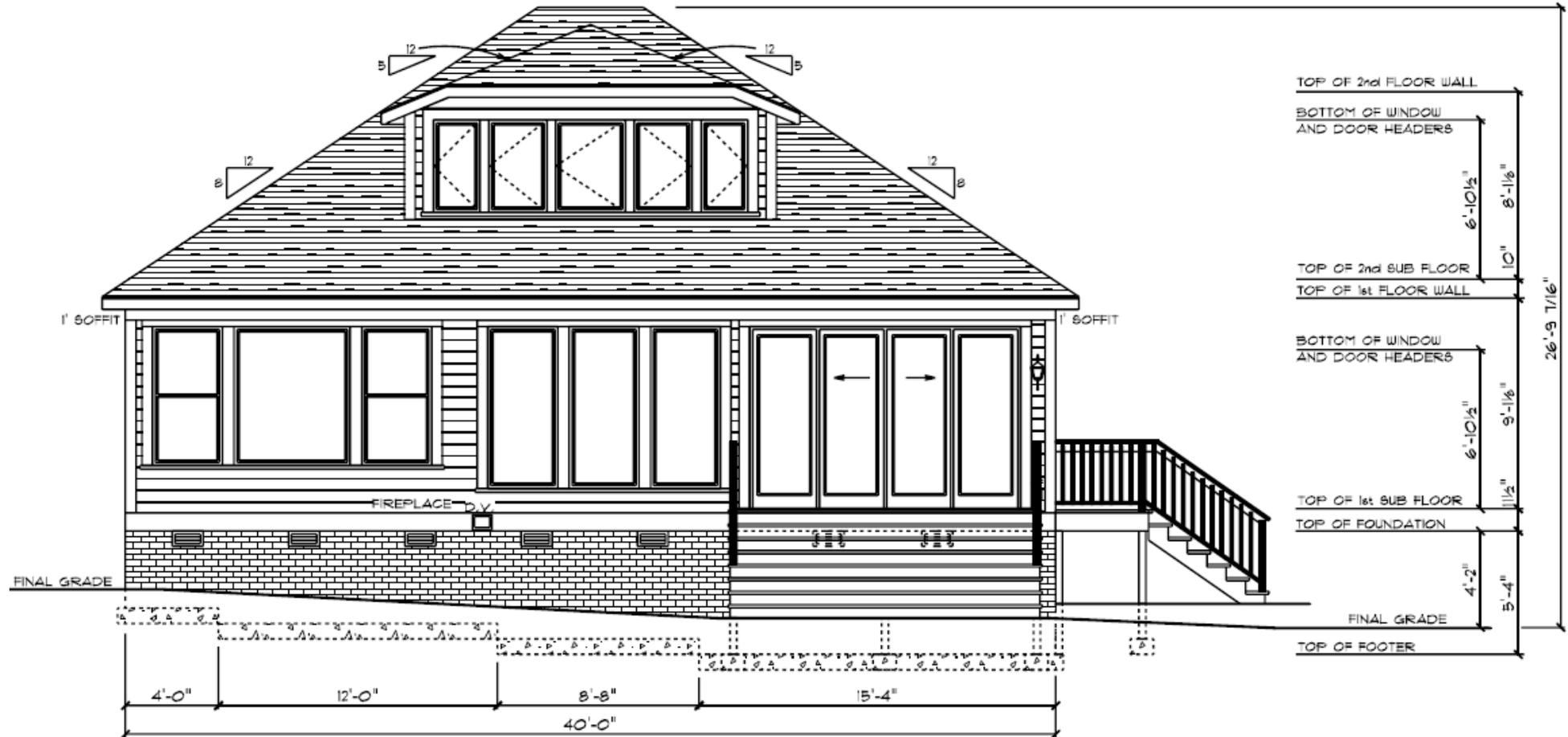


←
325 S Summit Ave in
Wesley Heights

Front Elevation



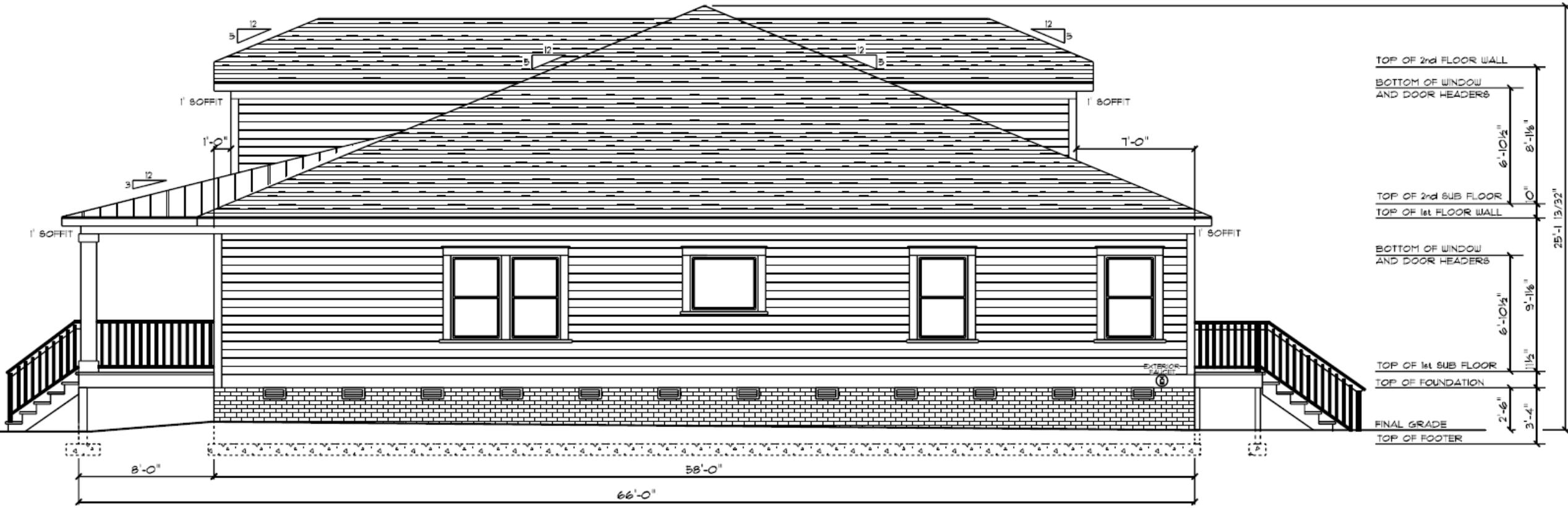
Rear Elevation



Left Elevation

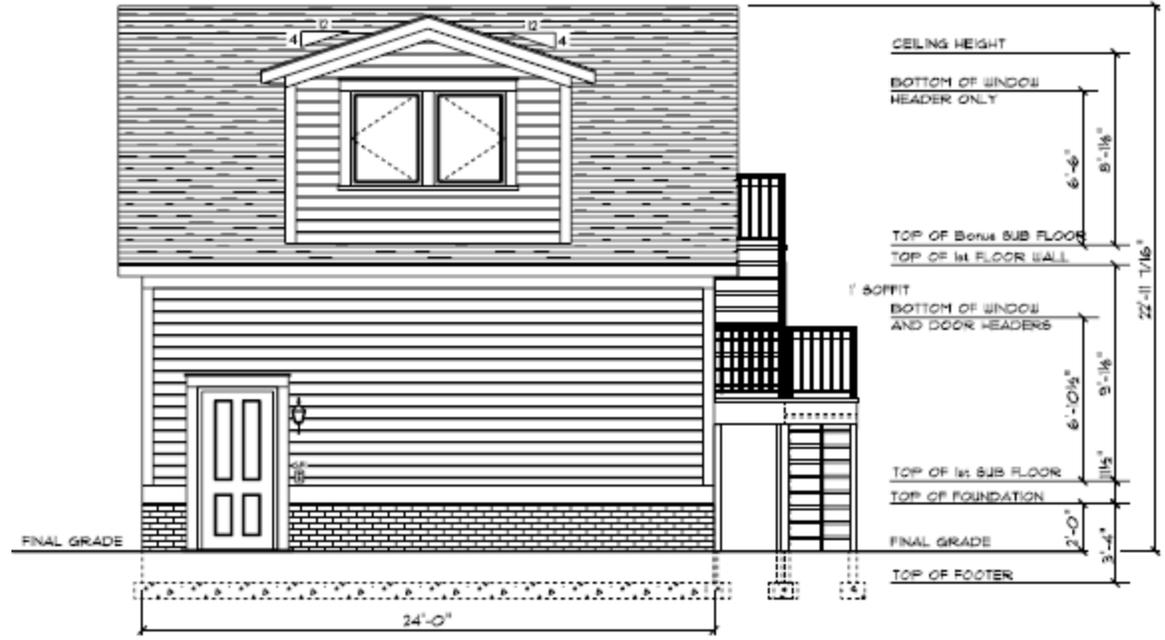
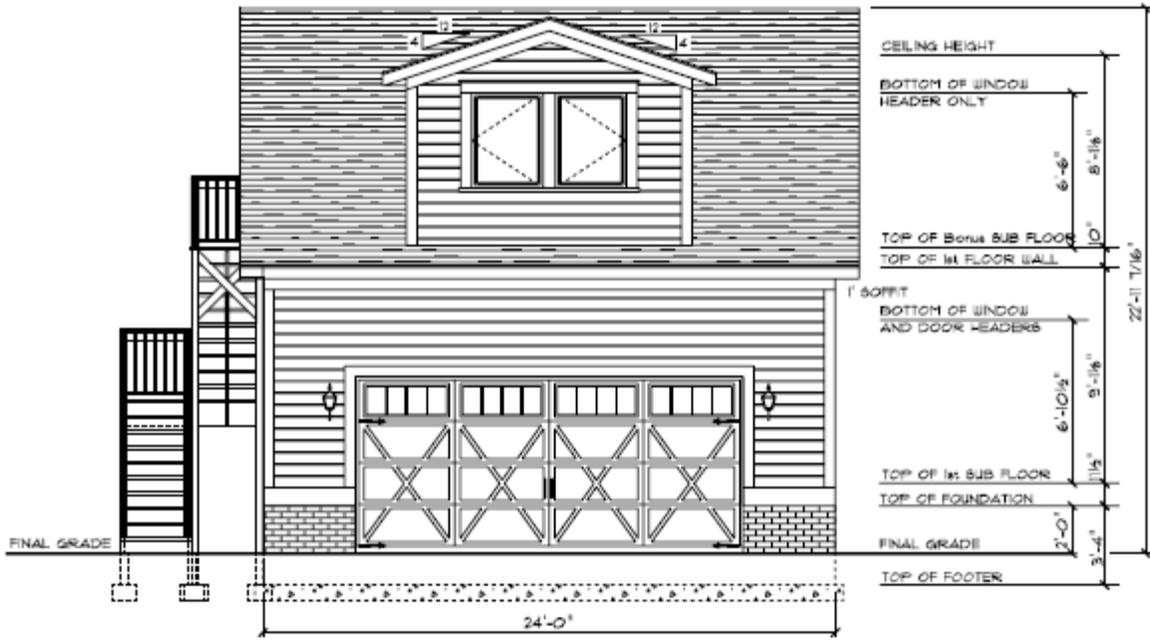


Right Elevation

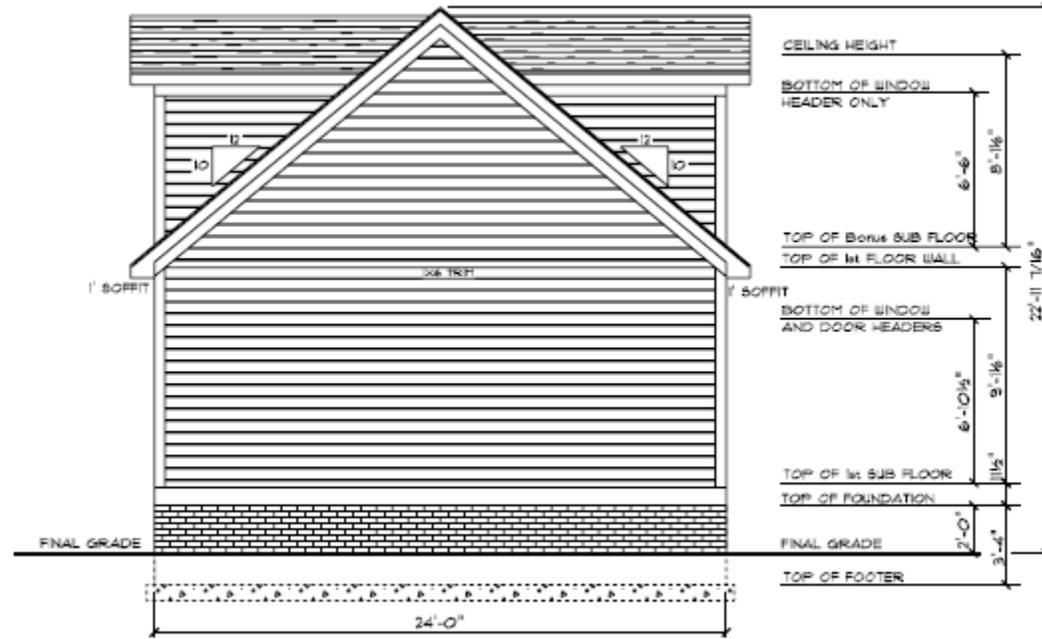
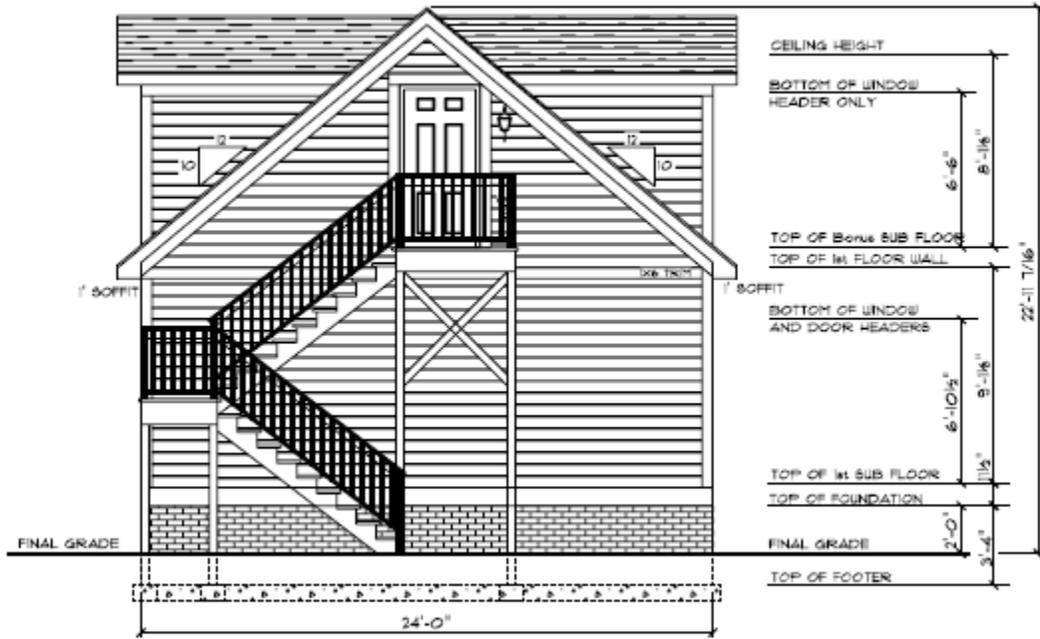


- TOP OF 2nd FLOOR WALL
- BOTTOM OF WINDOW AND DOOR HEADERS
- 6'-10 1/2"
- 8'-1 1/8"
- TOP OF 2nd SUB FLOOR
- TOP OF 1st FLOOR WALL
- 0"
- 25'-1 13/32"
- BOTTOM OF WINDOW AND DOOR HEADERS
- 6'-10 1/2"
- 9'-1 1/8"
- TOP OF 1st SUB FLOOR
- 11 1/2"
- TOP OF FOUNDATION
- 2'-6"
- FINAL GRADE
- 3'-4"
- TOP OF FOOTER

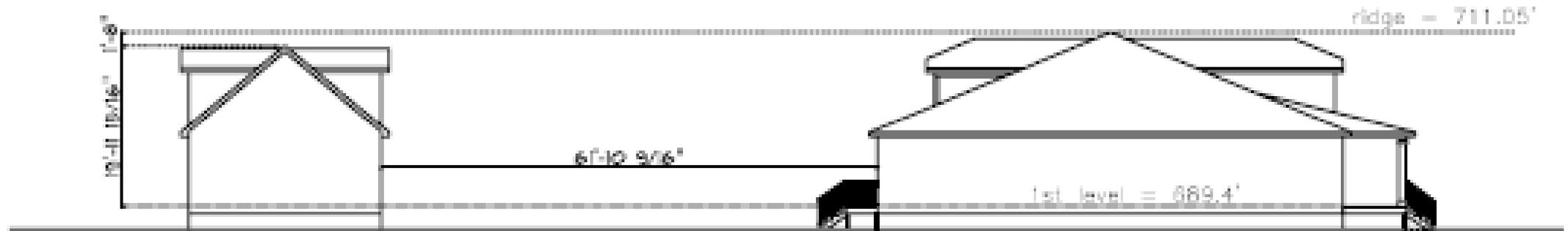
Garage Front and Back Elevation



Garage Left and Right side Elevation



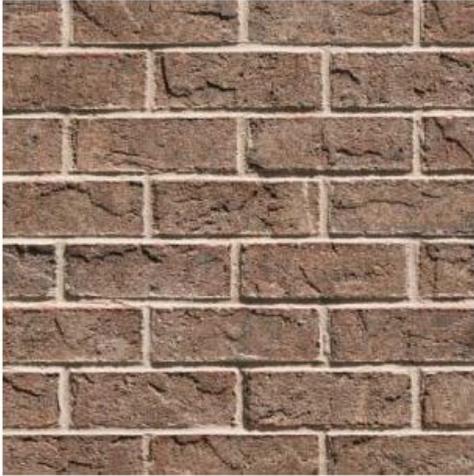
House in relationship to the Garage



PROPERTY SECTION

Material Details

Brick



Location: Foundation
Color: Bessemer Gray
Manufacture: Triangle Brick

Shingles



Manufacture: Plygem Cultured Stone
Style: Architectural Multi Layered
Color: Moire Black

Material Details

Metal Roof



Location: On porch Roof

Manufacture : Metal Roofing Systems Inc.

Style: Metal Stiration

Color: Black



Brunswick garage door

- Four layer method of const.
- Fleur De Lis hardware
- Color TBD

Siding



SW 9170

Acier

Interior / Exterior

Locator Number: 244-C4

Material: Fiber Cement Smooth finish

Manufacture: Allura

Thickness	Width	Length	Exposure
5/8"	7 ¼"	12'	6"

[https://www.allurausa.com/uploads/resources/128/ALLC00355 Overall Brochure w All Colors 8.5x11 MECH2 fixed nocrops.pdf](https://www.allurausa.com/uploads/resources/128/ALLC00355_Overall_Brochure_w_All_Colors_8.5x11_MECH2_fixed_nocrops.pdf)

Material and Architectural Details

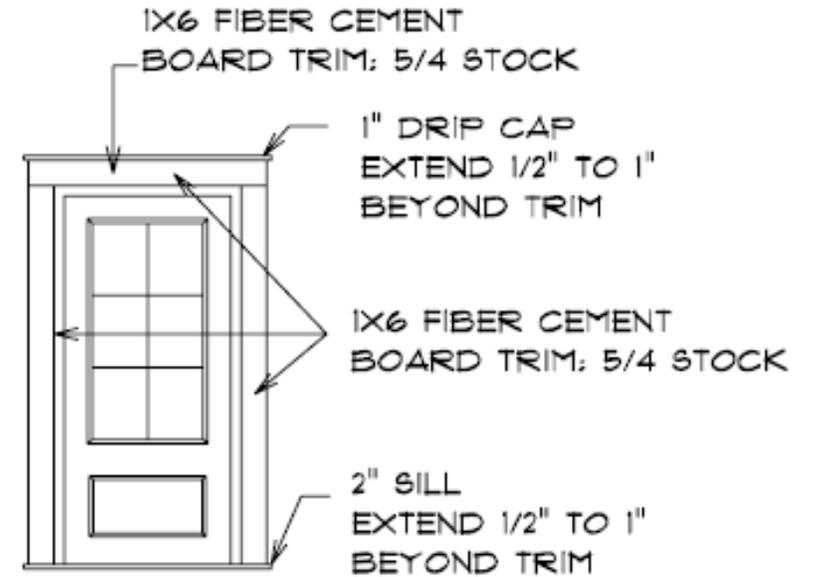
Front Door



Location: Front Entry
Manufacture: Masonite
Style: 8 Lite Wood Door with
Side lights
Color: Black



Location: Left
side of the home
Color: Black
Style: Wood

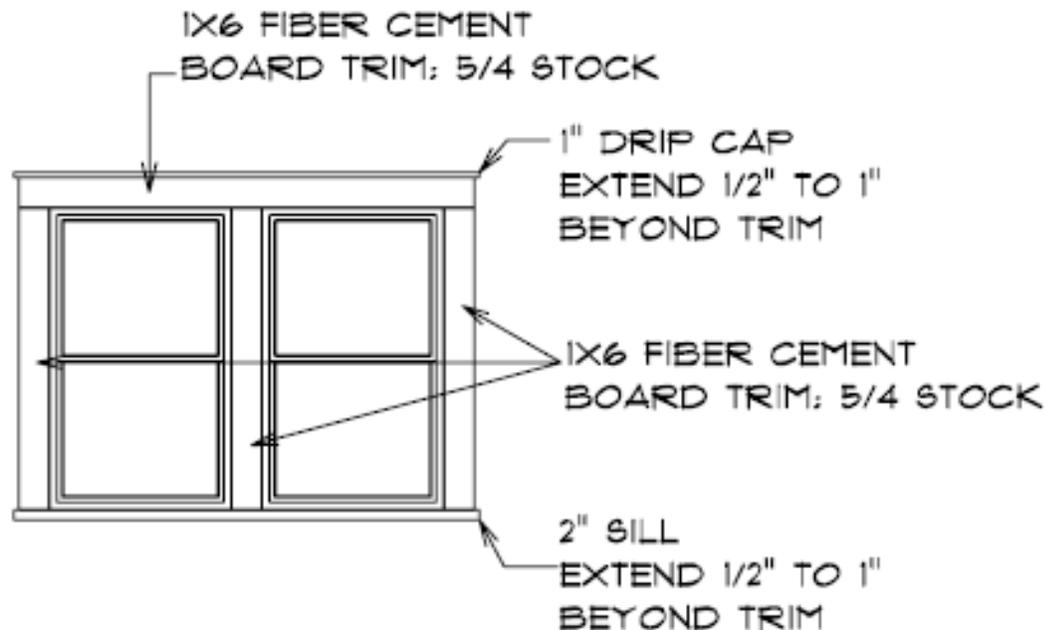


Material and Architectural Details



Anderson 100 series low - e Black single-hung window clear glass

- Composite Fibrex Material
- All include half screen, drywall wrapped with a 1-1/2" exterior window sill, Drip Cap and Drip Edge



From Andersen Website:

"We developed a material that is 2x as strong as vinyl, performs better when exposed to extreme temperatures and delivers exteriors that won't fade, flake, blister or peel. We call it Fibrex® material. It's made up of reclaimed wood fiber and thermoplastic polymer that is fused together and is unique to Andersen."

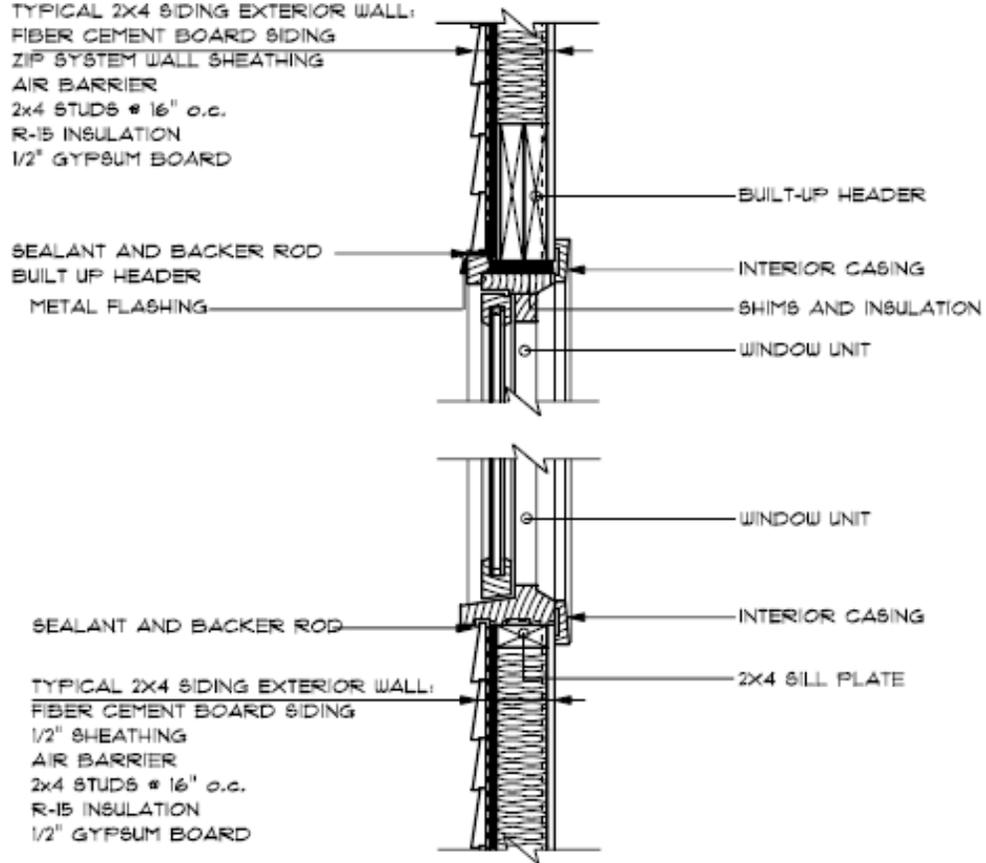
"Reduces VOC emissions because no wood preservative treatments or painting is required"

<https://www.andersenwindows.com/windows-and-doors/materials/composite-windows-doors/>

Windows are made out of 40% Wood and 60% Polymer. (this is how they are made)

https://www.youtube.com/watch?v=tO1cs8B3clw&feature=emb_logo

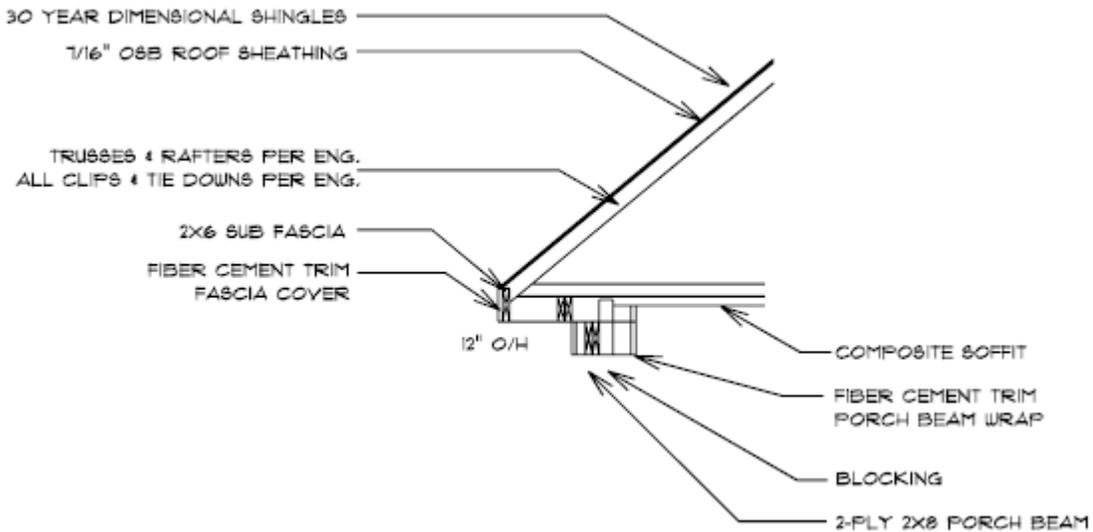
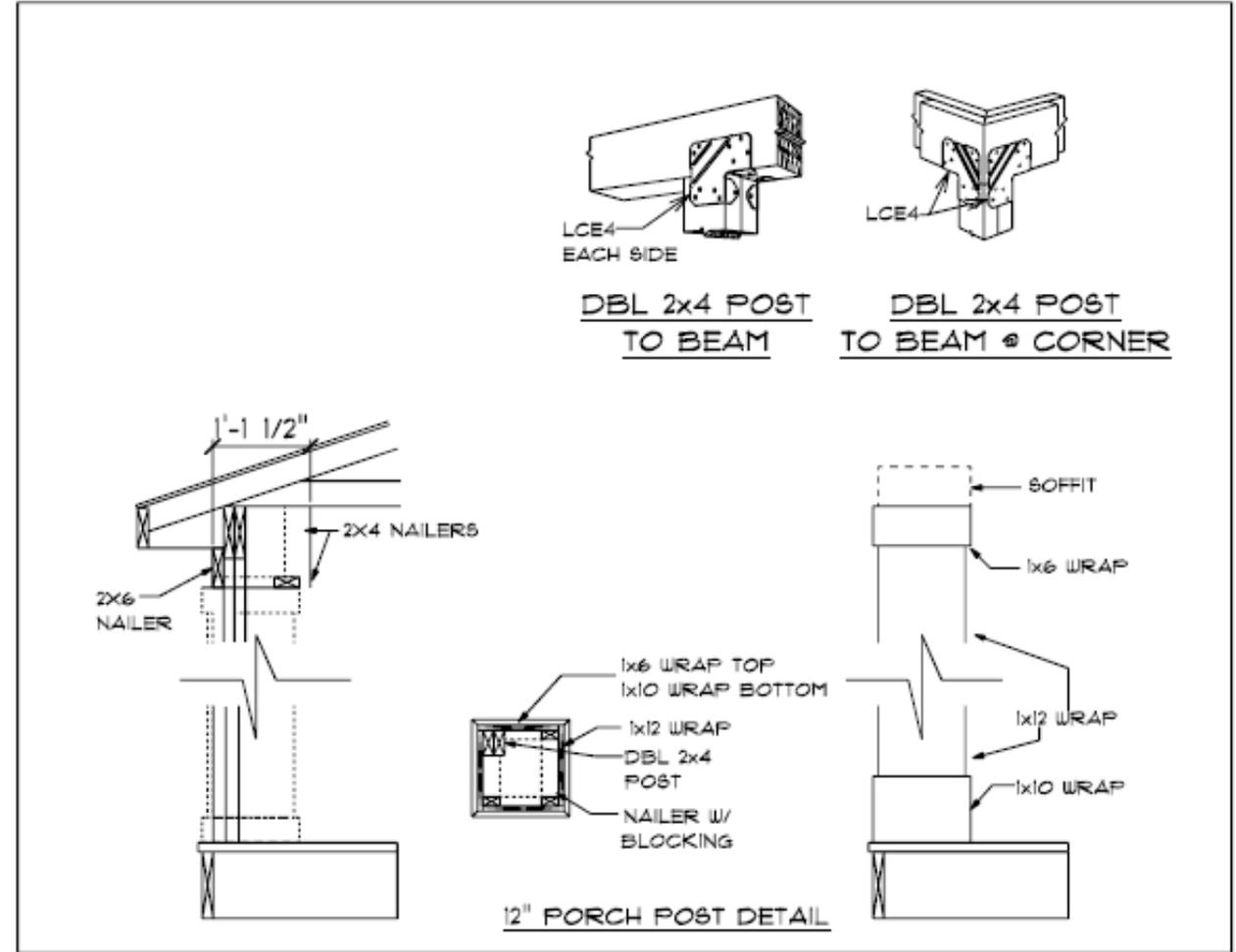
Windows Architectural Details Continue



SIDING ON 4" STUD HEAD AND SILL

Material and Architectural Details

Cox Columns



Architectural Details

Cox Columns



Dental Molding will be added underneath entire porch roof made by PVC to resist Rotting.

Wood Porch with wood stairs.

SCALE of New Construction Compared to other Homes on 400 Block of Grandin Rd

- Lot Size: .25 acre with 55.0' (W) x 187.5'(D)
- Proposed Structure: 40' (W) x 66' (D)
 - Includes 8' deep front porch and stairs
 - 24'-7' above grade
 - Minimal topography change from front to back.
 - Proposed home is Lower in Height than three most recent COA approved New Construction Homes in Wesley Heights on Grandin Rd.
 - 700 Grandin Rd
 - 421 Grandin Rd
 - 208 Grandin Rd

Scale References

New Construction

- 421 Grandin Road
- 27'-5" Height
- 40' Wide and 76' Deep
- **Same width and 2'-10" higher than proposed property**



Scale References



413 Grandin Road

- 30' from Grade
- Located across from Proposed construction.
- Tallest single family structure on the 400 block
- **Same width and 5'-5' higher than proposed property**



425 Grandin Road

- 34'-8' from Grade
- Tallest multi family structure on the 400 block.
- 1' smaller width and 10'-1' higher than proposed property**

Scale References



424 Grandin Road

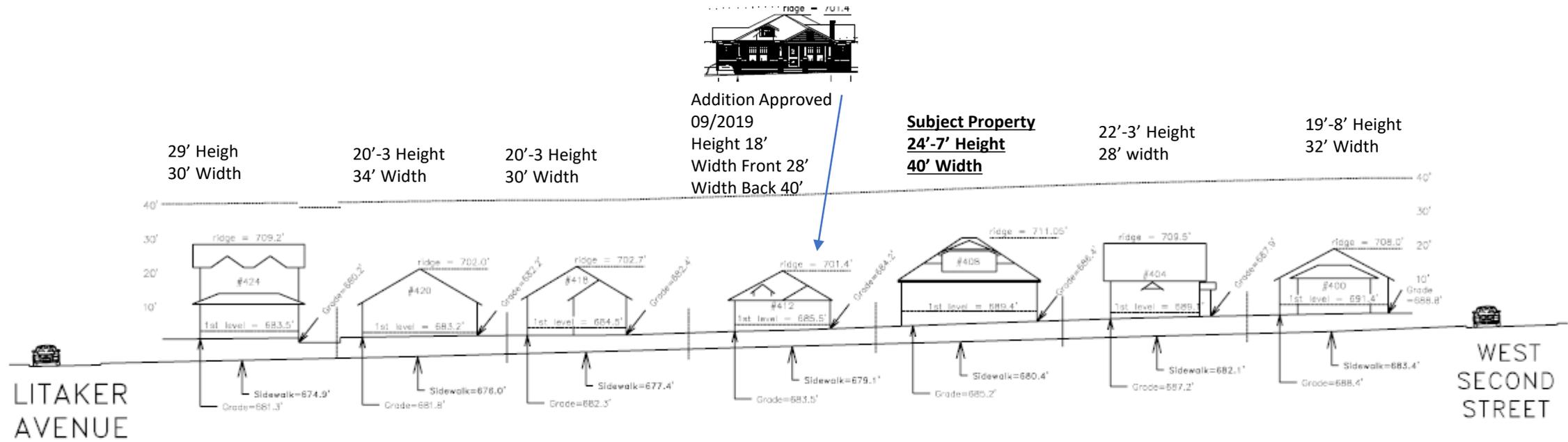
- 29' from Grade
- Located same side of road 4 houses away
- 424 Grandin Rd has a 7.2' variance to 420 Grandin Road – next door
- 3 Story Exposure on side view
- 2 Story Exposure on front View
- **Width is 10' smaller and 4'-5' higher than proposed property.**

Scale References



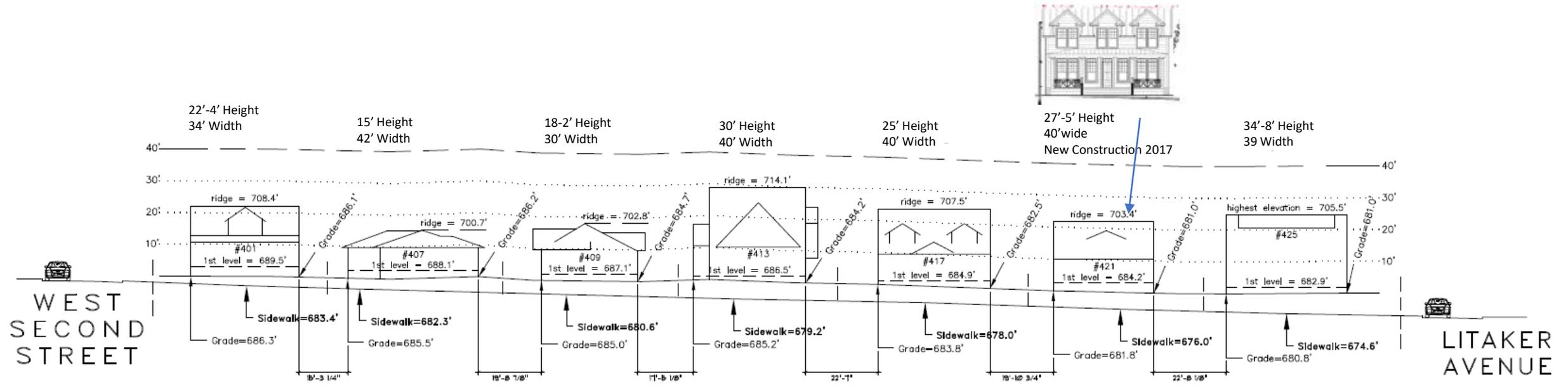
- 417 Grandin Road
- 25' Height
- **Same width and 5' higher than proposed home.**

Streetscape Elevations

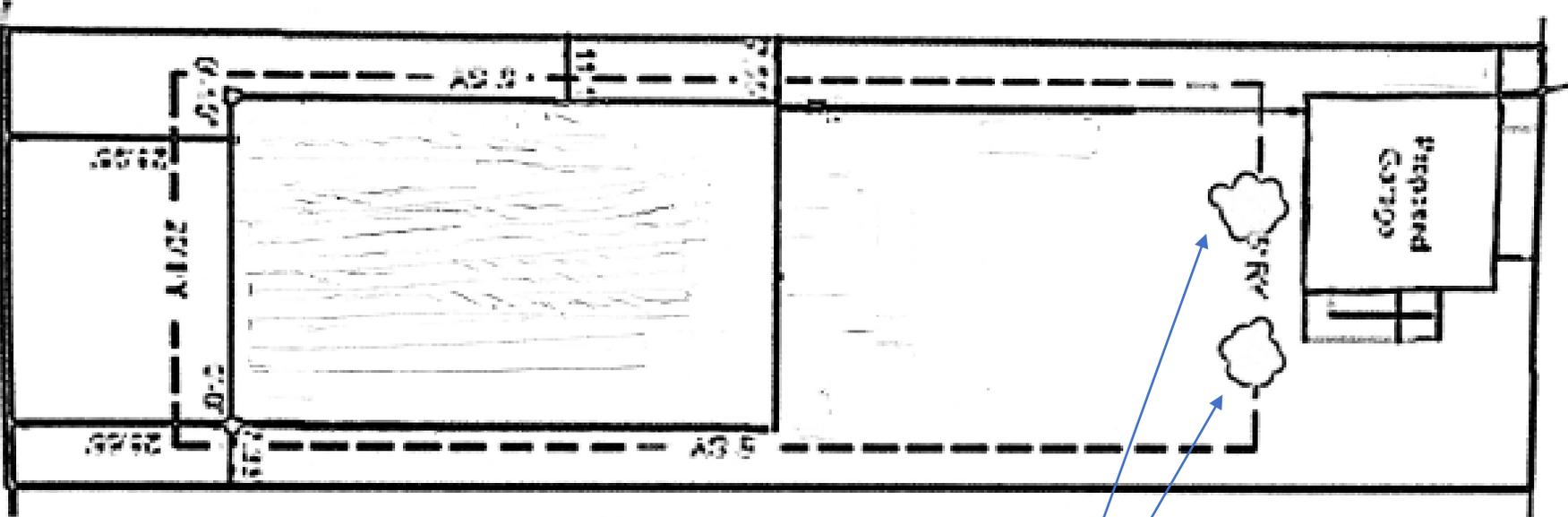


GRANDIN ROAD STREET SCAPE

GRANDIN ROAD STREET SCAPE CONT



When the large Willow oak fell, it took out one tree in the back and a ornamental tree (Crape Myrtle) I plan to replace the two trees with trees from the City approved tree list. I have marked the two new trees on the site plan but location may change post construction.



Two New Trees